

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer

MARK I. SUEYASU

Address P. O. Box 238, Waimea, Hawaii 96796-0238

Project Name(*): **HIRO'S LANE**

Address: 4829 Menehune Road, Waimea, Kauai, Hawaii

Registration No. 3114
(Conversion)

Effective date: November 1, 1996

Expiration date: December 1, 1997

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

Type of Report:

 PRELIMINARY: The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued by the developer when complete information is filed.
(yellow)

 FINAL: The developer has legally created a condominium and has filed complete information with the Commission.
(white)
[] No prior reports have been issued.
[] This report supersedes all prior public reports.
[] This report must be read together with _____

 X SECOND
SUPPLEMENTARY: This report updates information contained in the:
(pink)
[] Preliminary Public Report dated: _____
[X] Final Public Report dated: July 28, 1994
[X] Supplementary Public Report dated: May 30, 1996

And [] Supersedes all prior public reports
[X] Must be read together with the Supplementary Public Report
[] This report reactivates the _____
public report(s) which expired on _____

(*) Exactly as named in the Declaration

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

☒ Required and attached as Exhibit G
to the Supplementary Public Report.

☐ Not Required - disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

☐ No prior reports have been issued by the developer.

☒ Changes made are as follows: This abbreviated form of Supplementary Public Report has been prepared to allow for the sale of Unit A of the project. Prior to October 4, 1996, the sale of Unit A was prohibited by the terms of the Supplementary Public Report dated May 30, 1996, and the provisions of sections 444-2(7) and 444-9.1, Hawaii Revised Statutes. The one-year time period following completion of construction on Unit A by an owner-builder has elapsed. Therefore, the restrictions against the sale of Unit A, as disclosed on Pages 2 and 2a of the Supplementary Public Report dated May 30, 1996, have expired and the sale of Unit A may now occur.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: MARK I. SUEYASU Phone: (808) 338-1976
Name P. O. Box 238 (Business)
Business Address
Waimea, Hawaii 96796-0238

Names of officers or general partners of developers who are corporations or partnerships:

N/A

Real Estate
Broker: Unit A:
Developers to sell as owners. Phone: _____
Name See Page 20. (Business)
Business Address

Escrow: T.I. OF HAWAII, INC. Phone: (808) 526-3571
Name Four Waterfront Plaza, Suite 300 (Business)
500 Ala Moana Boulevard
Business Address
Honolulu, Hawaii 96813

General
Contractor: Unit E-
JO INC. dba Ironwood Homes Phone: (808) 961-6493
Name _____ (Business)
199 Kalanikoa Street
Business Address
Hilo, Hawaii 96720

Condominium
Managing
Agent: Self managed by the Association Phone: _____
Name of Apartment Owners. (Business)
Business Address

Attorney for
Developer: STEVEN R. LEE, ESQ. Phone: (808) 246-1101
Name _____ (Business)
4473 Pahe'e Street, Suite L
Business Address
Lihue, Hawaii 96766

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:
- A) Condominium Public Reports issued by the developer which have been given an effective date by the Hawaii Real Estate Commission.
 - B) Declaration of Condominium Property Regime, as amended.
 - C) Bylaws of the Association of Apartment Owners.
 - D) House Rules.
 - E) Condominium Map, as amended.
 - F) Escrow Agreement.
 - G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
 - H) Other _____

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107, are available at the Cashier's Office, Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P. O. Box 541, Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 3114 filed with the Real Estate Commission on 06-06-94.

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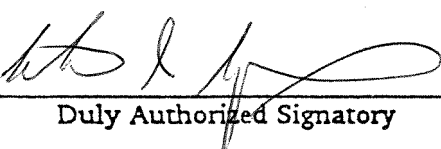
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C. Additional Information Not Covered Above

This public report shall not bind a purchaser to the sale of Unit A until the Developer submits to the Real Estate Commission a duly executed amended disclosure abstract identifying the designated sales agent, a copy of which shall be attached to this public report, and a duly executed copy of a broker listing agreement with a Hawaii-licensed real estate broker, as applicable. If the Developer, as owner, will represent himself, the amended disclosure abstract shall so state.

D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

MARK I. SUEYASU
Name of Developer

By: 
Duly Authorized Signatory

16 OCT 96
Date

MARK I. SUEYASU, Developer
print name & title of person signing above

Distribution:

- Department of Finance, COUNTY OF KAUAI
- Planning Department, COUNTY OF KAUAI
- Federal Housing Administration